

Plan Commission
Initiated by

P. Delker
Drafted by

July 20, 2006
Date

RESOLUTION R-74-06
A RESOLUTION APPROVING ADDENDUMS TO ORCHARD POINTE
COMPREHENSIVE DEVELOPMENT PLAN

WHEREAS, representatives of Orchard Pointe development have submitted Addendums to the approved Comprehensive Development Plan to provide for a residential component of townhouses and apartments above commercial on Lots 8 and 13 of the proposed plat so as to satisfy requirements for a mixed use Tax Incremental Financing District, and

WHEREAS, the Plan Commission has reviewed and recommended approval of the addendum relative to the proposed residential addition,

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Common Council of the City of Fitchburg, Dane County, Wisconsin herewith approves the submitted addendum to the comprehensive development plan for Orchard Pointe.

Adopted by the Common Council of the City of Fitchburg this 25 day of July 2006.

Ruth M Becker
Ruth M. Becker

Approved: 8/1/06

Tom Clauder
Tom Clauder, Mayor

Orchard Pointe Comprehensive Development Plan

Addendum 1

Expansion and Clarification of Residential Development Opportunities and Street Re-alignment

Residential Use

After reviewing the requirement for including a "residential" component in this project to qualify for TID certification, the property Owners and Developers have proposed the following two sites for consideration as locations for potential residential development:

Site A. Lot 8 -- 3.78 acres This site is located at the intersection of Fitchrona Road and Limestone Lane. This lot is a very visible location for a building with unique and landmark qualities and would be very suitable as a mixed use development site (first floor retail with second and possible third floor residences). While conveniently located to businesses, services and transit routes, the lot also boasts interesting amenities (views and the quarry face) and significant adjacent open space. Access to the site would be a common entry drive located on Limestone, approximately 100 feet east of Fitchrona Road.

A concept plan design study was prepared to illustrate and evaluate a possible development scenario (See attached). Given the parcel's size and dimensions, a 11,400 square foot (footprint) mixed use building, a 12,000+ square foot (foot print) commercial building (up to 16,000 vs. GFA), along with adequate surface parking, is feasible on this site. The 26 residential units would be a mix of studio, 1 and 2 bedroom units, and would have garage parking. The location's convenient location for vehicle and transit access, the expansive adjoining open space, and easy access to the bike path system make this a very viable site for young 1 and 2 person households (without children).

Overall residential density is 6.9 du/ac.

The tenant use of the first floor area could potentially include a quality restaurant, specialty shops, and outdoor plaza space. The easterly commercial building could be retail space; but, given its access and location, office and service uses are more likely.

Site B. Lot 13 -- 4.78 acres This lot is the Whitish Farm parcel that will be annexed. The site dimension and location suggest consideration of either a mixed use structure (first floor commercial with second and possibly third floor residences) or subsequent parcelization to create a commercial lot and a residential parcel for townhomes. This latter scenario is illustrated in the attached Concept Plan design study.

The location is relatively easily accessible, with either intersection option selected by the City, for vehicles and bicycling but is not as convenient to transit as Site A. The adjacent City of Madison Quarry Cove Park provides a significant open space amenity for residences. Residential uses could also provide a buffer between the new Fitchrona Road and Lot 13 commercial development, that may be more appealing to the 6 adjoining Town of Verona residences.

As shown on the design study, the site divides efficiently into two parcels: (1) a 2.5 acre residential site accommodating 14 townhomes and (2) a 2.0 +/- site for commercial development. Note: The area devoted to commercial use is dependent upon the City's determination of Fitchrona Road ROW requirements relative to the Nesbitt Road intersection. The concept design study incorporates the round-about alternative.

Density for the residential portion of the site is 5.6 du/ac.

Commercial development could include a 8,000 square foot (foot print) specialty retail, and/or office and service uses (potentially up to 24,000 sf GFA), and adequate parking.

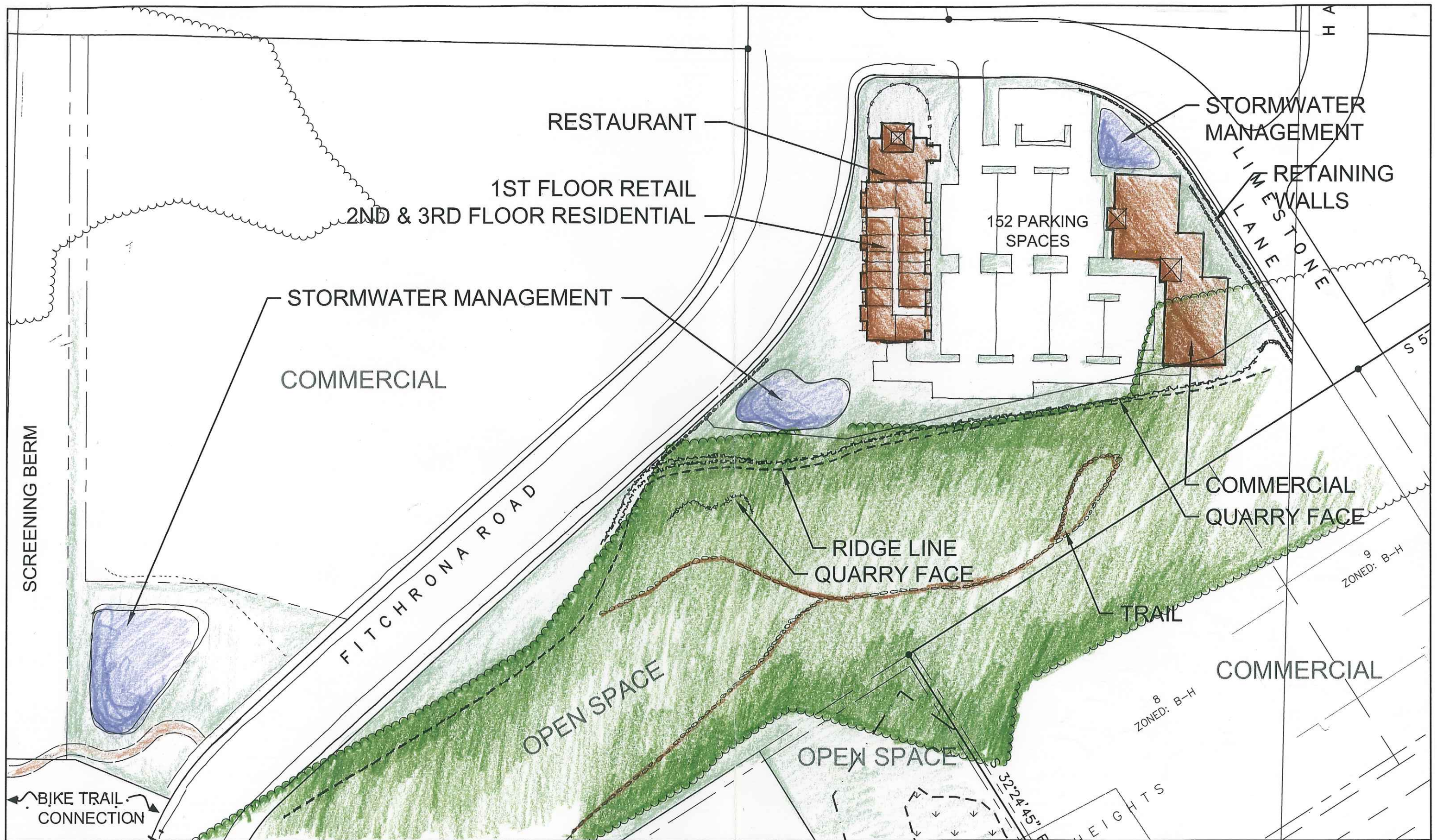
Addendum I -- Table 1 (revised) incorporates these potential residential components revised commercial uses to provide information for forecasting parking impacts and traffic and open space analyses.

Other locations were reviewed and rejected due to site constraints (dimension, area, and amenity), access and circulation issues, institutional constraints, and considerations toward achieving an acceptable return, and achieving and maintaining Investor/Developer confidence and commitment.

- Lot 11 and the southern part of lot 10 was a location rejected due to exposure and the area being more suitable for commercial development.
- Lot 9 was eliminated as it is better suited to a retail center and the fact that it does not have appropriate amenities for residential uses.
- Lots 5 and 7 were eliminated due to area committed for storm water management facilities and keeping true to the objective of creating viable commercial development sites for increasing the tax base and TID performance.

Hardrock Road Re-alignment

This addendum also incorporates the re-alignment of Hardrock Road shown on the revised preliminary plat per the agreements between the landowners of the former "golf dome" property and the adjoining lands to the East. This re-alignment has only a negligible impact in terms of over all development characteristics.



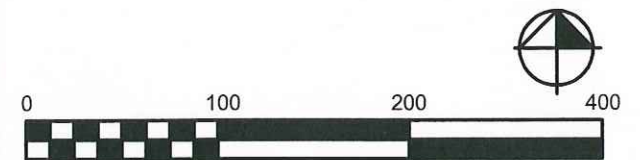
MAYO

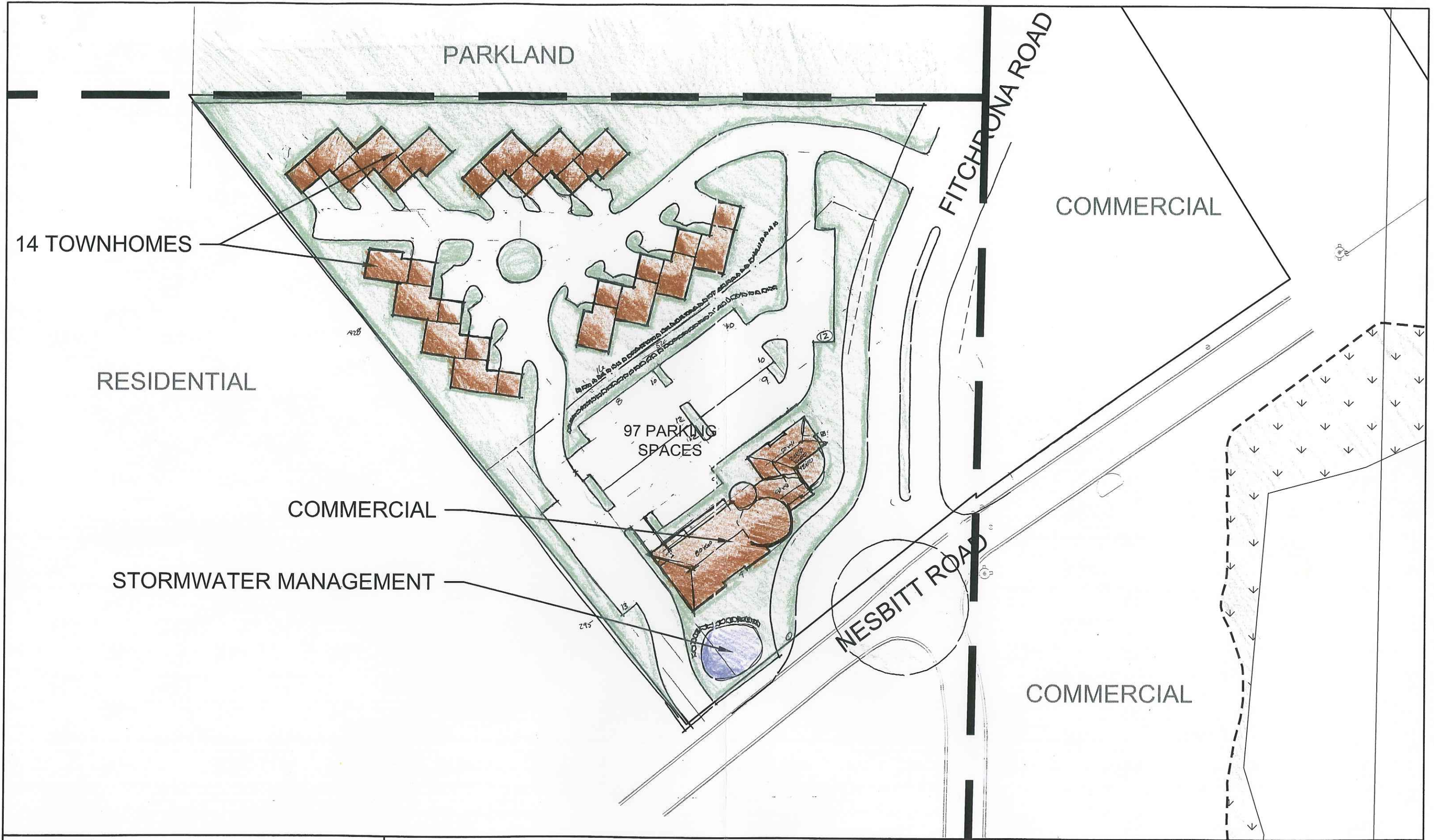
CORPORATION
600 Grand Canyon Drive
Nashua, VT 05719
(603) 833-0628
(603) 833-0746 (fax)

DATE: 06.12.06
FILE: M:/RYO305/PLN/CAD/condosconcept.dwg
LAYOUT: LOT 8

CONCEPT PLAN
LOT 8 REDEVELOPMENT

Orchard Pointe
City of Fitchburg





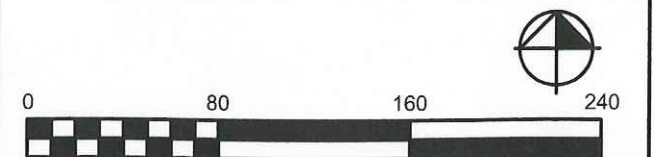
MAYO

CORPORATION
600 Grand Canyon Drive
Hudson, VT 05719
608-883-0628
608-883-0746 fax

DATE: 06.12.06
FILE: M:/RYO305/PLN/CAD/condosconcept.dwg
LAYOUT: concept one

CONCEPT PLAN LOT 13 REDEVELOPMENT

Orchard Pointe
City of Fitchburg



ADDENDUM 1 - Table 1 Revised
Orchard Pointe
Development Parameters

Date: Nov. 23, 2005; Dec. 8, 2005; Jan. 23, 2006;
Jan. 31, 2006; Feb. 4, 2006; Feb. 20, 2006;
Feb. 22, 2006; Mar. 12, 2006; Mar. 15, 2006;
May 4, 2006; May 8, 2006; May 9, 2006; May 30, 2006
12-Jun-06

CDP Parcel	Proposed Buildings & Uses*	Revised Lot/Block		Revised Estimated CDP Parcel Size	Original CDP Parcel Acreage	Zoning	Maximum Floor Area FAR	Calculated Gross Floor Area (Max)	Minimum Open Space Ratio OSR	Projected Open Space	Forecast Development for Traffic Impact Analysis						Commentary
		Lot Numbers	Size								Potential Floors	Projected Gross Floor Area **	Parking Ratio ****	Req'd Spaces	Parking Ratio ***	Spaces	
100	Commercial Large Scale Discount w/ Grocery Outlet development for Specialty Retail Center High Turn-over Restaurant Bank with Drive-thru	Lot 4 Lot 3 Lot 2 Lot 1	15.20 2.11 1.51 1.50	20.3 acres	20.7	B-H & B-G w/ CUP's as needed	0.25 to 0.28	243,413	0.20	177,028 sq.ft. Landscape areas	1 1 1 1	174,550 sq.ft. 8,600 8,400 5,600	4.49 3.3 3.3 3.3	784 32 28 73	4.5 4.5 4.5 15	785 43 38 84	Parking combined to serve both bldgs
										Berm area		203,150		932		973	4.79 per 1000 sf aggregate
200	Commercial Outlots to be determined Arts & Crafts Store Office Supply Store Specialty Retail Center Specialty Retail Center Specialty Retail Center High Turn-over Restaurant Credit Union with Drive-thru	Lot 9 OL 4	11.08 0.32	11.4 acres	11.6	B-G w/ CUP's as needed	0.15 to 0.25	124,146	0.35	173,804 sq.ft.	1 1 1 2 2 2 1	20,000 25,000 20,000 6,000 7,500 6,000 5,000	3.3 3.3 3.3 3.3 3.3 3.3 3.3	66 83 66 20 25 17 17	4.5 4.5 4.5 4.5 4.5 4.5 4.5	90 113 90 27 34 90 23	5.20 per 1000 sf aggregate
300	Commercial Home Improvement Store Specialty Retail Center	Lot 5	11.96	12.0 acres	9.2	B-H & B-G CUP	0.25 to 0.28	143,269	0.20	81,068 sq.ft. Landscape areas	1 2	80,000 8,000	3.3 3.3	264 26	4.5 4.5	360 36	4.50 per 1000 sf aggregate
								66,211 49,424		berm infiltration		88,000		290		396	
400	Commercial & Mixed Use General Office Specialty Retail Quality Restaurant Potential for limited residential development (28 units)	Lot 8	3.78	3.8 acres	3.5	B-G w/ CUP (Planned Development)	0.25 to 0.30	49,397	0.20	32,931 sq.ft.	2 1 1 2 & 3	18,000 6,200 5,200	3.3 3.3 3.3	53 20 68	3.3 3.3 15	53 20 78	5.52 per 1000 sf
500	This proposed office site eliminated in order to accommodate F. rona Rd. re-alignment				3.3												
600	Commercial Convenience Market - no fuel	Lot 6 OL 6	1.54 0.08	1.6 acres	1.5	B-G	0.05 to 0.06	4,234	0.20	14,113 sq.ft.	1	3,800	3.3	13	3.3	13	Nestlitt & Fitchrona
700	Commercial Specialty Retail General Office Warehousing	Lot 7	4.17	4.2 acres	4.2	B-G w/ CUP	0.25 to 0.45	81,740	0.20	36,329 sq.ft.	1 2 1	6,000 10,000 14,000	3.3 3.3 3.3	20 33 46	3.3 3.3 0.5	20 33 7	1.99 per 1000 sf
800	Commercial Specialty Retail General Office				5.7	B-G	0.25 to 0.30	0	0.35	0 sq.ft.							(golf dome)
	This proposed site has been combined with Parcel 800 for development analysis purposes																per 1000 sf
900	Commercial Outlots to be determined Apparel Store Specialty Retail High Turn-over Restaurant Fast Food w/ Drive thru	Lot 10 Lot 11	1.84 2.71	12.2 acres	7.6	B-H & B-G w/ CUP's as needed	0.25 to 0.28	145,545	0.35	185,239 sq.ft.	1 1 1 1	90,000 10,000 7,000 3,000	3.3 3.3 3.3 3.3	297 33 91 39	4.5 3.3 15 10	405 33 105 30	4.94 per 1000 sf aggregate
1000	Commercial Specialty Retail General Office Warehousing			5.2 acres	5.2	B-H No zoning change	0.25 to 0.28	62,291	0.35	79,279 sq.ft.	1 2 1	6,000 15,000 30,000	3.3 3.3 3.3	20 50 99	3.3 3.3 0.5	20 50 15	Sara Investment
1100	Commercial Specialty Retail High Turn-over Restaurant General Office	OL 5	0.48	5.8 acres	5.3	B-G w/ CUP's as needed	0.20 to 0.25	62,944	0.35	88,122 sq.ft.	1 1 1	30,000 5,000 5,000	3.3 3.3 3.3	99 65 17	3.3 15 3.3	99 75 17	Spahr
1200	Commercial Mixed Use Specialty Retail General Office Potential for limited residential development (14 Units on 2.5 acres see concept)	Lot 13	4.78	4.8 acres	4.6	B-G w/ CUP	0.20 to 0.25	52,054	0.35	72,876 sq.ft.	2	24,000	3.3	79	4	96	Whitish Farm
												24,000		79		96	
	Commercial	Lot 12	2.11	2.1 acres	0	B-G	0.20 to 0.25	22,978	0.35	32,169 sq.ft.	2	9,000	3.3	30	3.3	30	
2000	Open Space (Hillside & wetland)	OL 3	9.91	9.9 acres	7.2	Environmental Cor.			1.00	431,680 sq.ft.							
2001	Open Space (Westerly woods)	OL 1	1.51	1.5 acres	3.4	Environmental Cor.			1.00	65,776 sq.ft.							
2002	Open Space (E)			0.0 acres	0.9				1.00	0 sq.ft.							
2003	Storm Water Mgt (S)	OL 2	3.23	3.2 acres	3.1	Environmental Cor.			1.00	140,699 sq.ft.							
				14.7	14.6												
	Subtotal		79.82	97.9 acres	97.0					1,726,749 sq.ft.		675,850	2,151		2,542		3.76 per 1000 sf aggregate
ROW	McKee Road	Combined ROW	11.15	0.3 acres	0.3												
ROW	Fitchrona Road			8.4 acres	8.4												
ROW	Limestone Lane			1.7 acres	1.7												
ROW	Hardrock Road			2.0 acres	2.0												
	Total		90.97	110.3 acres	109.4												

Estimated Total Open Space =	40 acres	40.48%
Ofs & Easements	256,334	5.9

Summary by Use	Parcel Acreages	
Business Development	81.16	75.0%
Open Space Parcels	14.65	13.5%
Rights of Way	12.36	11.4%
	108.2	

Notes:
* Specific uses such as "Office Supply" are reasonably anticipated to be possible tenants/occupants and are listed for traffic impact analysis only.
** Projected Gross Floor Area based on analysis of specific sites and anticipated development.
*** Proposed Parking rates represent the "High" end of the scale for impact analysis
**** City parking standard of 1 space per 300 sq. ft. Dining standard is from City 3/13 memo